

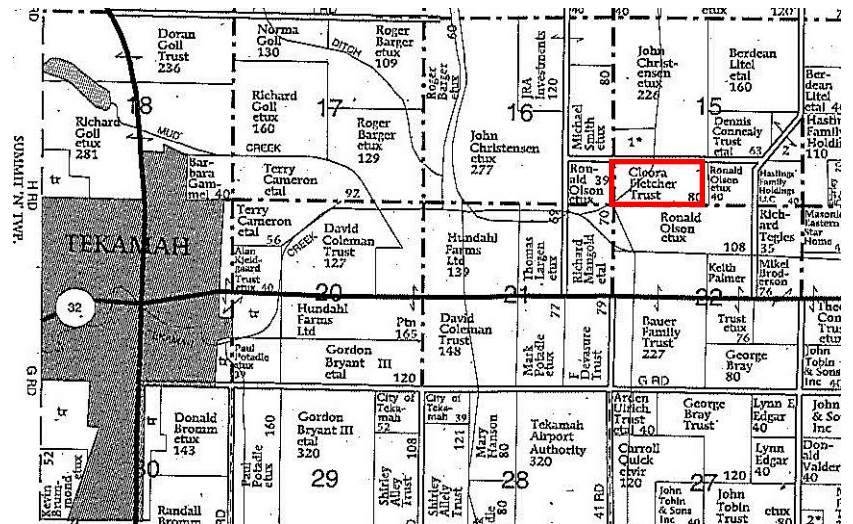
80 +/- Acres Burt County

FARMLAND AUCTION

Tuesday, November 21, 2017

10:30 A.M.

Auction Location: Tekamah City Auditorium, Tekamah, Nebraska



Direction to Property:

From Tekamah: Head East on M St. Continue onto Rd GH. At County Rd 41 Turn North for .8 miles. Turn East on County Rd HI for .4 miles. Property sits on the South side of the Road. Watch for Signs.

Legal Description:

South 1/2 of the Southwest 1/4 Section 15, Township 21, Range 11 East, Arizona North Plat, Tekamah, Burt County, Nebraska. 80 +/- Acres

FSA Information:

Corn Base: 57.45 CC Yield: 144
Bean Base: 19.15 CC Yield: 40
Farmland: 78.51 Cropland: 76.61

2015 Taxes: \$5017.56

\$ 820.68 - Drainage



7781 - Forney silty clay, rarely flooded	48.0	59.3%
7791 - Luton silty clay, rarely flooded	10.2	12.6%
7800 - Owego silty clay, occasionally flooded	22.7	28.1%
Totals for Area of Interest	80.9	100.0%

Terms of Auction: The successful bidder will be required to enter into a written Purchase Agreement with a 10% down payment the day of the auction. The balance will be due at closing on or before December 21, 2017. Full possession at closing with Tenant's Rights in place until March 1, 2018. Seller will provide marketable title to the Buyer, evidenced by a policy of Title Insurance. Cost of Title Insurance will be divided equally between Seller and Buyer. The 2017 and prior Real Estate Taxes will be paid by Seller. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. All announcements the day of the auction will take precedence over anything written or implied.

Conditions: This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold "as is-where is" with no warranties or guarantees, expressed or implied, by Sellers or Auctioneers.

Announcements: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer or Seller make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over previous material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. While it is the Sellers intent to sell, they reserve the right to reject the final bid. Olson Pearson Auctions and Realty and their representatives are agents of the Seller.

Owners:

Cleora K Fletcher Trust

Richard, Victor & Rodney
Scheer, Trustees



"The Key to your auction success"

Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

114 North Main, P O Box 25, Hooper, NE 68031

402-654-3370

Web Site: www.olsonpearson.com

"The key to your auction success."

Sale Day Phone:

Ed: 402-380-2811

Dave: 402-380-5192

